

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER SMALLS, JOHN LESTER  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY  
CLERK: MARCIE GRANT

AGENDA  
**BOARD OF ZONING APPEALS-ZONING**  
JANUARY 6, 2015 5:19 P.M. 75 CALHOUN STREET  
6:30 P.M.

**A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.**

1. No Deferred Applications.

**B. New Applications:**

1. 41 MORRIS ST. AND 180 COMING ST. APP. NO. 151-06-B1  
(RADCLIFFEBOROUGH) (460-12-03-028 AND 210)

Request special exception under Sec. 54-110 to allow a property-line adjustment which changes the non-conforming lot occupancy for (Lot A) and lot frontage for (Lot B).

Request variance from Sec. 54-301 to allow (Lot A) having a duplex use with 1,373sf of lot area per dwelling unit (Ordinance requires 3,000sf).

Request variance from Sec. 54-301 to allow a property-line adjustment with (Lot B) having a lot area of 1,940sf (2,500sf required).

Zoned DR-2.

Owner-Vanderking JS, LLC/Applicant-Chuck Dawley

APPROVED 0 WITHDRAWN 0  
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: SECOND: VOTE: FOR AGAINST

2. 10 RIVERDALE DR. (AVONDALE) (418-14-00-087) APP. NO. 151-06-B2

Request use variance from Sec. 54-203 to allow two dwelling units (duplex) in a SR-1 (Single-Family Residential) zone district.

Owners/Applicants-Vicki & Van Herridge

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 4 AGAINST 0

3. 13 BROUGHTON RD. (THE CRESCENT) APP. NO. 151-06-B3  
(421-14-00-032)

Request variance from Sec. 54-301 to allow garage additions with an 8-ft. east side and an 8-ft. west side setback, a 16-ft. total side setback (Ordinance requires 9-ft., 9-ft. and 24-ft.)

Zoned SR-8.

Owners- David & Janise Hoffman/Applicant-Morris Architecture, LLC

APPROVED 0 WITHDRAWN 0  
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: J.Lester SECOND: M.Robinson VOTE: FOR 4 AGAINST 0

4. 11 BROUGHTON RD. (THE CRESCENT) APP. NO. 151-06-B4  
(421-14-00-033)

Request variance from Sec. 54-301 to allow construction of a single-family residence with a total height of 37.6-ft (Ordinance limits height to 35-ft. and 2 ½ stories).  
Zoned SR-8.  
Owners-Ted & Scotty Brisson/Applicant-Heather Wilson

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: M.Robinson VOTE: FOR 4 AGAINST 0

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5. 126 ½ BEAUFAIN ST. (HARLESTON VILLAGE) APP. NO. 151-06-B5  
(457-03-03-108)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area, 5,099sf; 6,000sf required).  
Request variance from Sec. 54-301 to allow construction of a single-family residence having stairs with a 6-ft. west side setback, a 5-ft. east side setback, an 11-ft. total side setback (Ordinance, 9-ft., 9-ft. and 18-ft.).  
Zoned SR-2.  
Owner-David Rittenburg/Applicant-Heather Wilson

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Robinson VOTE: FOR 4 AGAINST 0

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6. 62 SAINT MARGARET ST. (WAGENER TERRACE) APP. NO. 151-06-B6  
(463-11-04-018)

Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen expansion/closet/master bedroom and bath) that extends a non-conforming 5-ft. east side setback (9-ft. required).  
Request variance from Sec. 54-301 to allow a 1-story addition (kitchen expansion/closet/master bedroom and bath) with a 19-ft. rear setback (25-ft. required).  
Zoned SR-2.  
Owner-Estate of 'Emily Schroder Bold'/Applicant-Chris Bonner Architect

APPROVED 0 WITHDRAWN 0  
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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7. 441 MEETING ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (459-09-01-046) APP. NO. 151-06-B7

Request variance from Sec. 54-213 to allow a sidewalk café along Spring St. on a sidewalk that does not meet the minimum width of 15-ft.  
Zoned MU-2/WH.  
Owner-Justin Croxall/Applicant-Justin Feit

APPROVED 0 WITHDRAWN XX  
DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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8. 50 QUEEN ST. (FRENCH QUARTER) (458-09-01-078) APP. NO. 151-06-B8

Request use variance from Sec. 54-203 to allow a retail use in a SR-5 (Single-Family Residential) zone district.  
Owner/Applicant-Curtis Kay

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: J.Lester VOTE: FOR 4 AGAINST 0

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